

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
March 19, 2009

The meeting was called to order at 10:00 a.m.

Directors Present: Sharon Lapid, Travis Reneau, Don Bushell and Tawfik Rizkallah.
Also Attending: Alan Aegerter, Manager and 4 owners.

Approval of Minutes. The minutes of the January 14, 2008 board meeting were approved.

Financial Report. Treasurer Tawfik Rizkallah reported the 2008 year ended with a budget surplus of \$37,431 mostly due to interest income and surplus carried over from 2007. The 2008 financial audit was distributed and shows we conform to State requirements. MOTION: To adopt the audit of our 2008 financials as provided by Lanning and Owens, CPA. PASSED 4-0 MOTION: To transfer \$15,000 of operating fund surplus to our Reserve Account. PASSED 4-0

2009 financials to date are tracking \$14,600 positive to budget. Board also received a detailed financial report of the Hallway, Lobby and Entry Renovation project showing contract and change orders. We are on schedule and on budget

Building Maintenance and Repair

- Remodels in-progress include 1607, 206 and 1608
- We experienced 1 Plumbing leak in the 04 washer drain pipe with minor damage to 3 units.
- Staff will perform preventative jet-cleaning of kitchen drains in April & May
- Hallway Renovation:
 - Hallways will be complete (except for detail repairs) by Mar 27
 - Entry work has begun with new tile and new water feature planned
 - Lobby and Elevator interiors to begin in April
- Staff and contractor will be working on unit doors for final trim paint, door number, chime and viewer installation and check door brushes. We will post exact dates when known
- Spalling was discovered in a unit during a remodel and repaired by building staff
- Windows were washed Mar. 2-11

Committee Reports

Special Note: The Board is seeking volunteers for Landscape and Recreation Committee seats in 2009. Please consider volunteering your time for these important governance positions.

Sharon Lapid, L&R: The committee proposed updated rules which were mailed to El Encanto owners March 4th; the Committee can formally adopt them at their regularly scheduled April meeting. Current financials for the year are \$18,000 favorable to budget. Lagoon spalling and Boardwalk wall repairs are on-going.

Travis Reneau, Satellite TV: DISH is on-site now to replace the “bulk” receivers (the main receiver provided for by the Association). The Committee also met with Time Warner Cable and DISH to discuss terms for TV service once the current DISH contract expires.

No Representative, Landscape: No report.

Tawfik Rizkallah, Enforcement: Dr. Rizkallah noted that rule enforcement on the boardwalk was discussed as well as planned discussion with the City on maintenance of the stars to the beach.

No Representative, Recreation: Reviewing the minutes of their last meeting it is noted that new TVs have been installed at the Health Club. The Roeder Pavilion has new doors to kitchen area and new protective cover on the new art mural. The tennis courts closest to El Encanto have been re-surfaced.

Don Bushell, Insurance: Reported the Committee selected Farmers Insurance for our 2009 property and liability insurance in January. They selected Water Ridge insurance to provide our Workers Compensation policy in the recent March meeting.

Unfinished Business

The new Access Control system that will allow owners to unlock common area doors with their Photo ID Cards has been installed at the 2 entrance garage gates. We will begin installation at the 4 doors leading to the elevator lobbies March 24th.

New Business

none

Home Owner Comments

3 written communications: 1 against the rotating pool/Jacuzzi heating program, 1 against the no t-shirt/no shorts proposed dress code at the Beach Club during special events and 1 against the new annual vehicle decal program.

The date for the next Board of Director’s meeting when known will be posted; it is expected to be in May.

There being no further business, the meeting was adjourned at 11:20 AM.